



Sunnyside

Main Street, Mareham Le Fen, Boston, Lincolnshire PE22 7RW

£145,000

BELL



Sunnyside

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Lincoln – 25 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 14 miles

(Distances are approximate)

Sunnyside is a charming two-bedroom end-terrace property, with period features whilst being updated in recent years, situated to a south-facing position in Mareham le Fen. Enjoying a generous, lawned rear garden with workshop and store, accommodation comprises a flexible living-dining room to the front, well-appointed kitchen to the rear; with bathroom and laundry space completing the ground floor and two bedrooms to the first.

Within walking distance for most are a range of amenities, including primary school, post office, public house, village shop and public transport links to neighbouring towns. Mareham le Fen benefits from close proximity to the Georgian market town of Horncastle and the large villages of Coningsby & Tattershall, with further schools, shopping and social facilities.



Accommodation

Entered into the front, to:

Living/Dining Room 23' 5" x 10' 3" (7.13m x 3.12m)

With uPVC double glazed windows to front and side and patio door to front. There is a brick and tile stand, wood beams to wall and ceiling, radiator and multiple power points. There is wood effect flooring, stairs to first floor and doorways to:

Kitchen 11' 2" x 8' 7" (3.40m x 2.61m)

With uPVC double glazed windows to side and rear and patio door to side. Having a Butlers ceramic sink set to wood roll edge worktop, Beko oven and grill and four ring Cooke and Lewis induction hob beneath extractor canopy. There is an integrated dishwasher, space and connections for upright fridge-freezer, wood effect flooring and radiator.



Side Lobby 8' 5" x 4' 0" (2.56m x 1.22m)

With quarry tiled flooring and wooden door to:

Bathroom with Utility Space 8' 9" x 8' 6" (2.66m x 2.59m) max

With uPVC double glazed window to rear and having low-level WC, hand wash basin to storage unit and P shaped bath with tiled surround. There are tiles to walls and space and connections for under counter washing machine.

First Floor

Landing

With wooden doors to bedrooms including:

Main Bedroom 15' 0" x 10' 4" (4.57m x 3.15m)

With uPVC double glazed windows to front and side and having loft access hatch, radiator and multiple power points.

Bedroom 2 7' 11" x 7' 9" (2.41m x 2.36m) with sloping ceiling

With uPVC double glazed window to side and multiple power points.

Outside

The property is set with a paved space to the front, and path leading down the side to the kitchen door and the garden beyond. Contained by a gate to the side, the child and pet friendly, secure rear space is laid to lawn with a small pond, and mature flower beds. With the LPG tank to one side of the garden, the rear is contained by mixed fencing and a boundary wall, with a **Brick and Tile Store** to the rear and a **Timber Workshop 12' 9" x 11' 4" (3.88m x 3.45m)** with power connected.

East Lindsey District Council – Tax band: A

EPC Rating: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

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Email: woodhallspa@robert-bell.org

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